



Nanjing IFC

set to become a new landmark

Nanjing IFC is the Group's first ever investment in Nanjing and the third IFC project after Hong Kong and Shanghai. Situated in a prime location, the 3.4 million-square-foot project will be one of the few major integrated developments in the area, comprising offices, a shopping mall and hotel. Built with international standards, from project design, construction quality to variable facilities and professional management services, and having gained invaluable experience from Hong Kong IFC and Shanghai IFC, this new integrated project is poised to become a new landmark in Nanjing.

Hexi CBD prime site with convenient access

Located in Hexi Central Business District, one of the major CBDs in Eastern China comparable to the Lujiazui Finance and Trade Zone in Shanghai Pudong, the wholly-owned large-scale integrated project will feature two super grade-A office towers, a one-million-square-foot-plus high-end shopping mall and a five-star hotel to be built on three buildings interconnected on the podium.

Built atop Metro Yuantong Station, the integrated project will enjoy seamless connection to the metro at Basement 1 on completion. By then, Metro Yuantong Station will become one of the few Nanjing Metro interchange stations with direct linkage to major commercial complexes and the only interchange station at Hexi CBD which connects the existing Nanjing Metro Line 2 and Line 10.

Strategically located at the junction of main roads Hexi Street and Jiangdong Middle Road in front of an existing tram station, Nanjing IFC is easily accessible by road and underground to other districts, mainland cities or even the international airport, with about 15 minutes' drive to CRH Nanjing South Railway Station and about 40 minutes' drive to Nanjing Lukou International Airport.

Major landmarks such as the Hexi Central Park, Nanjing International Expo Center are located in the area, and with office clusters and the development of over a dozen of commercial projects, further upside is anticipated.

Stylish design backed by comprehensive facilities

Nanjing IFC is being built by a world-renowned architectural firm. Inspired by the concept of crystal clusters, the tower form, tower crowns and facades of the towers are finely constructed to resemble giant crystals with well-scattered raindrop-like fins as touch ups. Reflections will sparkle differently depending on the vantage points to give a chic and shiny look.

With a total area of over two million square feet, the two super grade-A office towers Nanjing One IFC and Nanjing Two IFC are being built according to international standards, with efficient layouts and modern facilities. Visitors taking the express escalators



Featuring super grade-A offices, a high-end shopping mall and five-star hotel, Nanjing IFC will set new standards for commercial developments in the area and become a new landmark
 南京國金中心結合超甲級寫字樓、高級商場及五星級酒店於一體，預期可為南京商業項目帶來新標準，成為市內地標項目

Expected completions of Nanjing IFC
南京國金中心的預計落成日期

Expected completion 預計落成	Section 項目部分	Location 位置
Late 2018 2018年底	Office Tower (198-metre tall) 寫字樓 (樓高198米)	Nanjing One IFC 南京國金中心一期
	Shopping Mall 商場	Podium 平台
	Hotel 酒店	Hotel Tower 酒店大樓
Late 2019 2019年底	Office Tower (290-metre tall) 寫字樓 (樓高290米)	Nanjing Two IFC 南京國金中心二期

to the elevated lobby on the fifth level will be able to enjoy the sunken plaza view through the glass facades.

The 198-metre tall Nanjing One IFC will provide 26 floors of super grade-A offices with each floor covering about 15,000 square feet and clear ceiling heights of about 2.75 metres and raised floors of approximately 100 mm. The 290-metre tall Nanjing Two IFC, the tallest of the three, will have 46 levels of super grade-A offices with each floor covering almost 27,000 square feet, ideal for companies looking for offices with large floor plates.

Mirroring the success of Shanghai IFC Mall, the Nanjing IFC mall which will house international top-tier tenants and new comers to Nanjing is set to become a much sought-after shopping destination for luxury products. The one million-square-foot-plus retail space will be spread out on nine levels at the towers' podium. Pre-leasing response has been very encouraging.

Managed by Hyatt Hotels Corporation, the 29-storey five-star hotel will cover a gross floor area of over 300,000 square feet, which allows guests easy access to shopping and gourmet restaurants from both the Nanjing IFC mall as well as the hotel itself.

First phase to complete by late 2018

The entire project is expected to be completed in two phases. The first phase of the project will include Nanjing One IFC offices, shopping mall, hotel, podium and basement. The two towers have been topped out with curtain walls being installed and expected to be completed by the end of 2018. The 290-metre tall offices Nanjing Two IFC which belongs to the second phase of the project is now under the superstructure construction. Progress is on schedule and the project is expected to be completed in late 2019.

Located in a prime district, the stylish Nanjing IFC is destined to become a premium development backed by all-round facilities and professional, caring management service, representing a new symbol in the city.



Nanjing IFC office lobby will be stylishly elevated on the fifth level, presenting a shimmering glass box like design
南京國金中心寫字樓入口挑空五層·設計型格·仿如玻璃盒子



Located in Hexi Central Business District, Nanjing IFC will be atop Metro Yuantong Station
 南京國金中心座落於河西中央商務區，為地鐵元通站上蓋物業

南京國金中心勢將成為市內全新地標

南京國金中心為集團在南京市首個投資項目，亦是集團繼在香港和上海後，第三個興建的國金中心。項目位置優越，總樓面積達340萬平方呎，匯聚寫字樓、商場及酒店於一身，屬區內罕見的大型綜合發展項目。項目由設計、建築質素以至配套設施及專業管理服務均達致國際級標準，並引入集團在發展香港國金中心和上海國金中心時的豐富經驗，項目勢將成為南京市全新地標。

商務區黃金地段 河西交通樞紐

南京國金中心座落於河西中央商務區，為華東地區其中一個主要中央商務區，可媲美上海浦東陸家嘴金融貿易區。該大型綜合發展項目由集團全資擁有，包括兩幢超甲級寫字樓、逾百萬平方呎高級商場及一間五星級酒店，分布於三幢大樓，並於平台層連繫接通。

南京國金中心為地鐵元通站上蓋物業，地庫一層將與地鐵無縫接通，盡享交通優勢。待項目落成後，地鐵元通站將成為整個南京地鐵網絡中，少數與大型商業綜合發展項目直接連接的交匯站之一。該站亦是河西中央商務區內唯一交匯站，連繫現有南京地鐵2號線和10號線。

項目位處河西大街與江東中路兩條主要道路交界，前方為現行有軌電車站，不論地上、地下均四通八達，前往市內各區、其他內地城市以至國際機場輕鬆便捷。項目前往高鐵南京南站僅約15分鐘車程，距離南京祿口國際機場亦只需約40分鐘車程。

項目毗鄰河西中央公園及南京國際博覽中心，區內主要為寫字樓群，建設中的商業項目亦有10多個，發展迅速，潛力優厚。

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The project will be atop Metro Yuantong Station which is a major interchange station in Nanjing (The plan is simplified and may not be accurate in all respects)
 項目座落地鐵元通站上蓋，屬南京市重要交匯站（地圖經簡化處理，不可作準）



The first phase of the project will be completed by the end of 2018 (site photos taken on 30 November 2017)

項目分兩期落成，第一期將於2018年底完工（2017年11月30日於項目實景拍攝）



The Nanjing IFC mall will feature international top-tier tenants and new comers to Nanjing

南京國金中心商場將匯聚國際一線品牌，並為市內引入多個全新品牌

設計型格 配套完善

南京國金中心由國際著名建築事務所主理，設計靈感源於水晶簇。大樓外型、塔頂以至外牆精心設計，外型仿如巨型水晶柱，以疏密有致的水滴動態造型點綴。隨著觀賞者所處的位置不同，折射出變化多端的光芒，時尚璀璨。

項目共有兩幢寫字樓南京國金中心一期及南京國金中心二期，合共提供逾200萬平方呎超甲級寫字樓樓面，以國際規格建造，間隔方正，實用率高，配套設施現代化。寫字樓入口挑空達五層，配以玻璃外牆，讓訪客乘搭高速電梯前往寫字樓大堂時，可欣賞前方下沉式廣場的景致。

樓高198米的南京國金中心一期將有26層超甲級寫字樓，每層面積約15,000平方呎，樓底淨高約2.75米，設有約100毫米架高地台。南京國金中心二期為三幢大樓中最高，樓高290米，共有46層超甲級寫字樓，每層面積近27,000平方呎，尤其適合需要使用大型空間的企業。

南京國金中心商場將參考上海國金中心商場的成功經驗，以高級奢華作定位，匯聚國際一線品牌，並為市內引入多個全新品牌，為南京帶來嶄新購物體驗。商場設於三幢大樓的基座部分，總樓面面積逾100萬平方呎，共有九層。預租反應非常理想。

項目內的五星級酒店樓高29層，面積逾300,000平方呎，由凱悅酒店集團營運。酒店賓客屆時可穿梭酒店及南京國金中心商場部分，盡情購物消閒，享受環球美食。

首階段2018年底完工

整個發展項目分兩期落成。第一期包括寫字樓南京國金中心一期、商場、酒店、平台及地庫部分，相關的大樓已經平頂，現正安裝幕牆，預計可於2018年底落成。第二期為樓高290米的寫字樓南京國金中心二期，現正進行上蓋工程，進度理想，預期於2019年底完工。

南京國金中心憑著優越的地理位置，以及獨特的外型，再配合集團的高質素建築、完善的配套設施以及專業細心的物業管理服務，定可成為市內全新地標。

Graphics are computer generated unless otherwise stated
除特別列明外，圖片為電腦模擬圖